



Ground Floor Flat, 24 Carlisle Road, Eastbourne, BN20 7EN

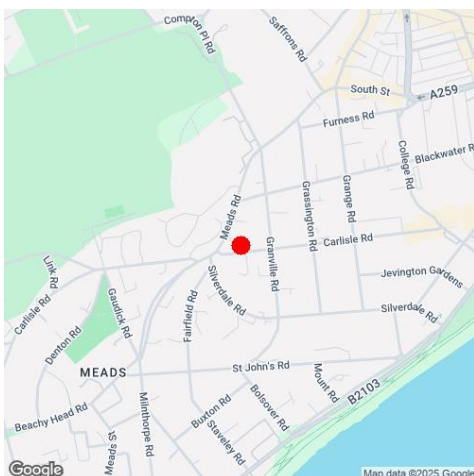
Price £750,000 | Share of Freehold

**LS Leaper
Stanbrook**

**TOWN CENTRE OFFICE
01323 416716**

**MEADS STREET OFFICE
01323 737962**

A wonderfully spacious three bedroom flat with private front and rear gardens comprising the entire ground floor of a handsome detached residence with its own private entrance, retaining much of its original character with some fine period detail. The 2,200 sq ft of accommodation is set around a delightful 20' reception hall with original encaustic tiled flooring and includes a magnificent 22' x 20' drawing room with highly decorative ceiling cornices and matching rose and cast iron fireplace. Both the particularly generous dining room and kitchen/breakfast room have casement doors leading to the rear garden. There is also an office/study and a small utility room off the kitchen. Two of the three double bedrooms have en-suite shower rooms, and there is an additional family bathroom. Of particular note are the private gardens to the front and rear, the latter extends to some 50' and is laid primarily to lawn with well stocked borders, and a summerhouse. Other benefits include very useful cellarge together with a garage and parking for four other vehicles. Located in the much favoured Lower Meads area, both the town centre and seafront are approximately a half mile away. This is undoubtedly a very rare opportunity to acquire one of the finest ground floor flats that we have had the pleasure of seeing in recent years.





At a Glance:

- Comprising the entire ground floor with 2,200 sq. ft of accommodation
- Magnificent 22' x 20' drawing room
- Generous dining room & kitchen/breakfast room both providing access to rear garden
- Three double bedrooms and three bath/shower rooms (two en-suite)
- Garage and parking for four additional vehicles
- Useful cellarage
- Private front and rear gardens



Accommodation:

VESTIBULE

RECEPTION HALL

20'0" (6.1m) x 7'0" (2.13m)

DRAWING ROOM

22'9" (6.93m) x 20'2" (6.15m) Into Bay

DINING ROOM

16'9" (5.11m) x 14'3" (4.34m)

KITCHEN / BREAKFAST ROOM

16'9" (5.11m) x 8'10" (2.69m)

UTILITY ROOM

8'7" (2.62m) x 6'0" (1.83m)

STUDY

9'0" (2.74m) x 8'2" (2.49m)

CELLAR

BEDROOM 1

16'8" (5.08m) x 14'2" (4.32m)

EN-SUITE SHOWER ROOM

BEDROOM 2

15'9" (4.8m) x 14'2" (4.32m)

EN-SUITE SHOWER ROOM

BEDROOM 3

11'2" (3.4m) x 10'0" (3.05m)

BATHROOM / WC

OUTSIDE:

PRIVATE FRONT & REAR GARDENS

GARAGE & PARKING FOR 4 ADDITIONAL VEHICLES

LEASE:

TBC

MAINTENANCE:

TBC

SUB-LETTING:

TBC

PETS:

TBC

COUNCIL TAX:

Band 'E'

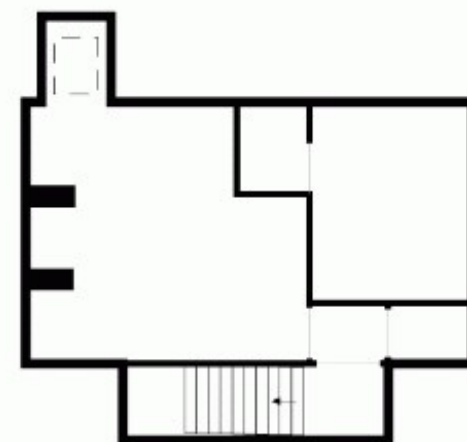
EPC:

TBC

(All details concerning the terms of the Lease & outgoings are subject to verification)



GROUND FLOOR
APPROX. FLOOR
AREA 1250 SQ. FT.



BASEMENT LEVEL
APPROX. FLOOR
AREA 362 SQ. FT.
(33.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 2562 SQ. FT. (238.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, variations from measurements of actual buildings, photos and any other means are not guaranteed and no responsibility is taken for errors or omissions. This plan is for illustrative purposes only and should not be relied upon for any prospective purchase.
Made with Blueprints (2020)

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Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk